

1. Preliminary Items

- 1.1 Engineering soil report for single storey construction by a professional engineer (soil report based on "A" class sites).
- 1.2 All drawings & plan preparation for single storey residence
- 1.3 Contour and feature survey for standard residential lot (travel fees may apply to outer areas).

2. Structural Features

- 2.1 Engineer designed & certified steel trussed roof framework
- 2.2 Wall Construction strong steel framework designed to meet cyclonic - C1 wind strengths, with sisalation and R1.5 insulation
- 2.3 External cladding Fibre Cement Sheet.

3 Roof

- 3.1 Roof Cover - Colorbond Steel roofing (standard grade).
- 3.2 Roof /Ceiling Insulation – R4.0
- 3.3 Roof Plumbing - Colorbond gutters and downpipes
- 3.4 Roof Pitch - 25 degree (24.43) and lesser degrees on skillion roofs.

4 Windows

- 4.1 Windows - Quality range of Breeze lock windows with matching flyscreens and keylocks.

5 Floor Coverings

- 5.1 Only those specified under ensuite, bathroom, laundry and powder room of this specification - Living areas and bedrooms are not supplied as part of this specification

6 Ceilings

- 6.1 Bulkheads - (if these are required for walls extended under the eaves, they will be square where ever possible)
- 6.2 Alfresco Ceiling - Fibre Cement Sheet lined (unless otherwise noted on your plan)
- 6.3 Carport - Fibre Cement Sheet lined ceiling
- 6.4 Portico Ceiling - Fibre Cement Sheet lined (unless otherwise noted on your plan)
- 6.5 External Areas - Other than those noted above - Fibre Cement Sheet lined
- 6.6 Ceilings - Plasterboard ceilings to internal areas of house
- 6.7 Cornice - 75mm cove cornices throughout

7 Electrical – By Owner

8 Plumbing – By Owner

9 Doors

- 9.1 Entry Doors -Feature Front Door (paint grade) as shown on sales plan with Timber door frame (paint grade).
- 9.2 External Shoppers Door - Duracote flush panel door.

- 9.3 Laundry Door - Generally an aluminium glass sliding doors is supplied but if a single hinged door is noted on your plan, then a duracote solid flush panel door will be supplied with a paint grade timber frame.
- 9.4 Internal Doors - Flush panel doors from supplier's standard range
- 9.5 Internal Door Frames - Steel deluxe profile.
- 9.6 Sliding Robe or Linen doors - 28c vinyl sliders with soffit cornice (only applicable if your plan is noted with sliding doors)

10 Door hardware

- 10.1 Entry Hardware – Lever Entry Set with Deadlock in your choice of finishes
- 10.2 External Shoppers Door Hardware - Lever Entry Set in your choice of finishes (if applicable)
- 10.3 External Laundry Door Hardware - Lever Entry Set in your choice of finishes (if applicable)
- 10.4 Internal Door Furniture – Passage Lever in either passage, privacy or dummy.
- 10.5 All door furniture to be keyed alike.

11 Shelving

- 11.1 Shelving - Melamine white lined shelving to linen - 4 shelves at 450 wide
- 11.2 Shelving - Melamine white lined shelf and chrome rail to robes - 1 shelf at 450mm wide

12 Ensuite

- 12.1 Tiling - Suppliers standard range of tiles up to \$50/m2
- 12.2 Tiling - Floor tiling with flexible tile adhesive.
- 12.3 Tiling - Single row of skirting tiles to wall.
- 12.4 Tiling - 1 row above vanity.
- 12.5 Tiling - Full shower tiling with height to top of shower screen.
- 12.6 Vanity Cabinets - 20mm Stone benchtops from suppliers' standard range (same colour throughout home) and ABS edged flat panel Laminated cupboard doors from suppliers' standard range.
- 12.7 Mirrors - Full width of vanity benchtops, height to match shower screen
- 12.8 Basins - China inset basin.
- 12.9 Tapware - Flick mixer chrome.
- 12.10 Shower Screens - Framed pivot door and clear glass shower screen at 2.0m with 200mm tiled hob.
- 12.11 Soap Holder - Chrome wall mounted
- 12.12 Towel Rails -Chrome Single
- 12.13 Toilet Suites - White ceramic close coupled toilet suite (ceramic cistern).
- 12.14 Toilet Roll Holders -Chrome toilet roll holder
- 12.15 Chrome floor waste.

13 Bathroom

- 13.1 Tiling - Suppliers standard range of tiles up to \$50/m2
- 13.2 Tiling - Floor tiling with flexible tile adhesive.
- 13.3 Tiling - Single row of skirting tiles to wall.
- 13.4 Tiling - 1 row above vanity.
- 13.5 Tiling - Full shower tiling with height to top of shower screen.
- 13.6 Tiling - 2 rows above Bath

- 13.7 Vanity Cabinets - 20mm Stone benchtops from suppliers' standard range (same colour throughout home) and ABS edged flat panel Laminated cupboard doors from suppliers' standard range
- 13.8 Mirrors - Full width of vanity benchtops, height to match shower screen
- 13.9 Basins - China inset.
- 13.10 Tapware - Flick mixer chrome
- 13.11 Bath - Acrylic bath only if bath is noted on your plan.
- 13.12 Shower Screens - Framed pivot door and clear glass shower screen at 2.0m with 200mm tiled hob.
- 13.13 Soap Holder - Chrome wall mounted.
- 13.14 Towel rail - Chrome Single
- 13.15 Toilet Suites - White ceramic close coupled toilet suite (ceramic cistern)
- 13.16 Toilet Roll Holders - Chrome toilet roll holder
- 13.17 Chrome floor waste.

14 Powder Room

- 14.1 Tiling - Suppliers standard range of tiles up to \$50/m2
- 14.2 Tiling - Floor tiling with flexible tile adhesive.
- 14.3 Tiling - Single row of skirting tiles to wall.
- 14.4 Tiling - 1 row above vanity / wall mounted basin.
- 14.5 Vanity Cabinets - 20mm Stone benchtops from suppliers' standard range (same colour throughout home) and ABS edged flat panel Laminated cupboard doors from suppliers' standard range (if shown on plan)
- 14.6 Mirrors - Full width of vanity benchtops, height to match shower screen
- 14.7 Basins - Wall hung vitreous china basin with chrome bottle trap or china inset basin (only if a vanity is noted on your plan).
- 14.8 Tapware - Flick mixer chrome.
- 14.9 Toilet Suites - White ceramic close coupled toilet suite (ceramic cistern).
- 14.10 Toilet Roll Holders - Chrome toilet roll holder
- 14.11 Chrome floor waste

15 WC

- 15.1 Tiling - Suppliers standard range of tiles up to \$50/m2
- 15.2 Tiling - Floor tiling with flexible tile adhesive.
- 15.3 Tiling - Single row of skirting tiles to wall.
- 15.4 Toilet Suites - White ceramic close coupled toilet suite (ceramic cistern).
- 15.5 Toilet Roll Holders - Chrome toilet roll holder
- 15.6 Chrome floor waste

16 Laundry

- 16.1 Tiling - Suppliers standard range of tiles up to \$50/m2
- 16.2 Tiling - Floor tiling with flexible tile adhesive.
- 16.3 Tiling - Single row of skirting tiles to wall.
- 16.4 Tiling - 2 rows above laundry trough and cabinet.
- 16.5 Laundry Cabinets - 20mm Stone benchtops from suppliers' standard range (same colour throughout home) and ABS edged flat panel Laminated cupboard doors from suppliers' standard range (if shown on plan)

- 16.6 Laundry Trough - 45L stainless steel inset trough.
- 16.7 Tapware - Flick mixer chrome.
- 16.8 Chrome floor waste

17 Kitchen

- 17.1 Tiling – Suppliers’ standard range of tiles up to \$50/m2
- 17.2 Tiling - 1 row above bench.
- 17.3 Kitchen Cabinets - 20mm Stone benchtops from suppliers’ standard range (same colour throughout home) and ABS edged flat panel Laminated cupboard doors from suppliers’ standard range.
- 17.4 Kitchen Drawers - Bank of 4 x 450mm wide included.
- 17.5 Sink - Stainless steel twin bowl.
- 17.6 Tapware - Chrome flick mixer.
- 17.7 Dishwasher recess
- 17.8 Rangehood- stainless steel canopy range hood
- 17.9 Hot Plate - stainless steel electric cooktop.
- 17.10 Wall Oven - stainless steel electric oven.

18 Scullery (if shown on plan)

- 18.1 Tiling – Suppliers’ standard range of tiles up to \$50/m2
- 18.2 Tiling - 1 row above bench.
- 18.3 Scullery Cabinets - 20mm Stone benchtops from suppliers’ standard range (same colour throughout home) and ABS edged flat panel Laminated cupboard doors from suppliers’ standard range.

19 Items not included

- 19.1 Site Costs and engineering inspections (if required)
- 19.2 Re surveying of site boundaries.
- 19.3 Shire approvals including Planning, Development Application and Building Application not included.
- 19.4 Housing Indemnity Insurances not included
- 19.5 Termite Protection
- 19.6 Energy Assessment
- 19.7 Concrete footings and slab
- 19.8 Labour to erect home and finish home
- 19.9 Plumbing and electrical work & materials (other than those mentioned above)
- 19.10 Sewer connection and or septic systems
- 19.11 Water Run
- 19.12 Hot Water System
- 19.13 Window treatments.
- 19.14 Floor coverings (excluding wet area tiling).
- 19.15 Garage, carport and verandah paving or grano
- 19.16 Painting - Interior and exterior.
- 19.17 Insulation to internal walls
- 19.18 Delivery over 100kms from Perth.